



Approve Allocation of East Bay Municipal Utility District Fee Credits

City Council
July 18, 2017



Background

- 6/6/17 – Council approved Water Infrastructure Agreement for Alameda Point with EBMUD
 - City required to connect service to parcels and facilitate owners and tenants becoming EBMUD customers
 - EBMUD will give City a \$19.5M and \$7M credit for System Capacity Charges (SCC) and Wastewater Capacity Charges (WCF) to offset fees of existing and future tenants

Priorities for EBMUD Credits

- City Facilities
- Existing Tenants
- Upcoming Purchase Transactions
- Site A Phase 1
- Future Transactions with Public Benefits

Recommended Allocation of Credits

Summary of Staff Recommendations of SCC & WCF Charges						
			%	SCC	WCF	Total
City-owned Facilities			100%	\$3,000,000	\$1,000,000	\$4,000,000
Tenanted Buildings			100%	\$3,551,664	\$2,486,165	\$6,037,829
Buildings w/Purchase Options			100%	\$3,160,323	\$2,207,146	\$5,367,469
Site A Phase 1			35%	\$ 2,831,227	\$ 1,101,259	\$ 3,932,486
TOTAL				\$12,543,214	\$6,794,570	\$15,405,298
EBMUD Credits Available				\$ 19,554,797	\$ 7,569,407	\$ 27,124,204
Credits Remaining				\$7,011,583	\$774,837	\$7,786,420

Criteria for Future Projects

- # of high-paying jobs
- Sales proceeds for infrastructure development
- In-kind infrastructure development
- Affordable and workforce housing
- Historic Preservation
- Sales tax generation
- Likelihood of attraction without incentives

City Council Action

Requested Action:

- Approve Allocation of EBMUD Fee Credits for Existing Transactions
- Provide Direction on Criteria for Allocation for Future Projects

